

MANNERS

RESIDENTIAL

Flat for Rent - £850 per month

Langley House, St Johns, Woking, Surrey, GU21 7RL



KEY FEATURES

- SPLIT LEVEL FIRST FLOOR MAISONETTE • LARGE STUDIO ROOM • REFITTED KITCHEN WITH LARDER • THREE PIECE WHITE BATHROOM SUITE • DOUBLE GLAZING & ELECTRIC HEATING • COMMUNAL GARDENS • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING: E41 COUNCIL TAX BAND: A

Description

In a quiet location within a short walk to St. Johns village. This light and spacious studio flat forms part of this converted character house.

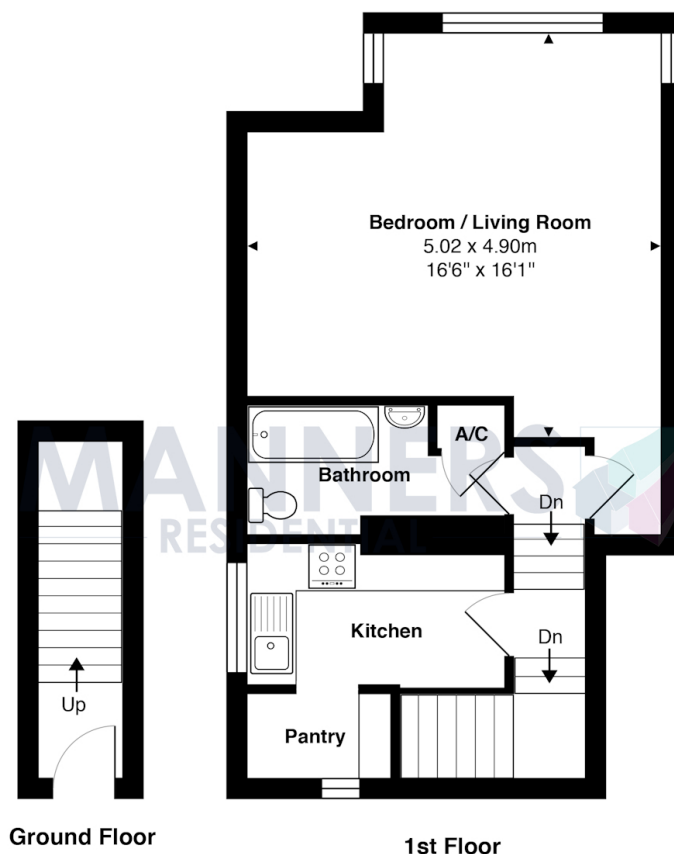
The property is independently accessed by it's own front door. The split level first floor accommodation boasts a rather large studio room, it also has natural light in abundance through it's grand picture window. The property also benefits from a three piece white bathroom suite with an electric shower, electric heating, double glazing, residents parking and a communal garden.

Additional Information: These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit of one weeks' rent is required upon making an Application For Tenancy which can be put towards the first month's rent, which will become payable upon signing the tenancy agreement. Should your Landlord accept a request to keep pets at the property, an additional monthly rent payment may be required. Upon request, further written information will be provided by the Agent.

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

Energy Efficiency Rating		Current	Potential
100-109.99 A 81-100 B 62-80 C 43-61 D 23-42 E 3-42 F 1-22 G		41	51
<small> Best energy efficient - Super Low Energy 2018 EU Directive 2002/91/EC England, Scotland & Wales </small>			

Environmental Impact (CO ₂) Rating		Current	Potential
100-109.99 A 81-100 B 62-80 C 43-61 D 23-42 E 3-42 F 1-22 G		25	33
<small> Low environmental impact - Super Low Carbon 2018 EU Directive 2002/91/EC England, Scotland & Wales </small>			



Total Approx. Gross Internal Area 45.0 m² ... 484 ft²

All measurements are approximate and for display purposes only. Not to scale.